

TRANSFER
TAX
PAID

WARRANTY DEED

THIS WARRANTY DEED, made this 25 March 1994 by Roger D. St. Amand and Nancy W. St. Amand of Winslow, Maine to Harrison F. Aldrich, Jr. of 35 Water Street, Waterville, County of Kennebec, State of Maine.

008479

Roger D. St. Amand and Nancy W. St. Amand, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto Harrison F. Aldrich, Jr., and Harrison F. Aldrich, Jr.'s heirs, successors and assigns, the following described premises, situated at 239 Main Street the city of Waterville, County of Kennebec, State of Maine and further described as follows:

Commencing in the easterly line of Main Street and at the northwest corner of property now or formerly of Cyril M. Joly; thence northerly in the easterly line of Main Street one hundred six (106) feet to an iron pin in the southwest corner of property formerly owned by L.D. Clark; thence easterly one hundred eighty-one (181) feet to property of the Waterville Boys Club; thence southerly twenty degrees ten minutes (20°-10') west forty-one (41) feet to an iron pin; thence continuing in the westerly line of the Waterville Boys Club property south fourteen degrees thirty minutes (14°-30') west eighty-two and four tenths (82.4) feet to property now or formerly of said Cyril M. Joly; thence in a northwesterly direction twenty-seven (27) feet to an angle in the line of said Joly; thence westerly in the northerly line of said property now or formerly of said Cyril M. Joly one hundred thirty-nine (139) feet, to the point of beginning.

Excepting and reserving, however, from the above-described property, a certain right-of-way twenty (20) feet in width extending from Main Street to the easterly bound of the above-described property for the benefit of the Waterville Boys Club and the property formerly of Lewis J. Rosenthal, believed now to be owned by the Roman Catholic Bishop of Maine. The northerly line of said right-of-way is designated by an iron pin in the easterly line of Main Street fifty (50) feet northerly of the northwesterly corner of the property now or formerly of Cyril M. Joly and running south eighty degrees (80°) east to an iron pin in the westerly line of property of said Waterville Boys Club, as more particularly described in conveyance from the President and Trustees of Colby College to the Waterville Boys Club and Lewis J. Rosenthal.

Further excepting and reserving the following:

- 1.) A certain lot or parcel of land conveyed by Roger D. and Nancy W. St.Amand to the Waterville Boys/Girls Club, Inc. to be recorded;
- 2.) A certain right-of-way conveyed by Roger D. and Nancy W. St.Amand to Ronald St.Amand to be recorded;

3.) A certain right-of-way or easement to the use and maintenance of a shared fire escape, retained and reserved by Roger D. and Nancy W. St.Amand said fire escape being shared by the above premises and the premises of Grantor located at 241 Main Street. Said easement shall include the rights to use, maintenance and repair of said fire escape, and the Grantee herein and his successors and assigns shall share in the costs of maintenance and repair of said fire escape and shall be entitled to use in common thereof.

Being the a portion of the same premises acquired by Roger D. St.Amand and Nancy W. St.Amand as Joint Tenants by virtue of a deed from Waterville Boys/Girls Club, Inc. dated March 31, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2462 at Page 66.

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever. And Roger D. St. Amand and Nancy W. St. Amand, for herself and her heirs, executors and administrators, hereby *covenants* with Harrison F. Aldrich, Jr., and Harrison F. Aldrich, Jr.'s heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); That Grantor and Grantor's heirs, executors and administrators will forever WARRANT AND DEFEND all of the above-described property to Grantee, Grantee's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this 24 March 1994.

Witness to Both:

M Hayes

Roger D. St. Amand

Nancy W. St. Amand

ACKNOWLEDGEMENT

Personally appeared the above named Roger D. St. Amand and Nancy W. St. Amand and acknowledged the foregoing instrument to be their free act and deed.

Date: 3/24/94

M Hayes
Notary Public

RECEIVED KENNEBEC SS.

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ATTEST: Hanna Reed M. Brown
REGISTER OF DEEDS

MARGI HAYES
NOTARY PUBLIC, MAINE
1Y COMMISSION EXPIRES JULY 21 2000